

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Guaynabo

State: PR

PJ's Total HOME Allocation Received: \$9,097,007

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <div>9</div>			
% of Funds Committed	<div>85.20</div> %	<div>92.62</div> %	<div>9</div>	<div>92.82</div> %	<div>15</div>	<div>12</div>
% of Funds Disbursed	<div>67.63</div> %	<div>77.63</div> %	<div>8</div>	<div>82.38</div> %	<div>9</div>	<div>7</div>
Leveraging Ratio for Rental Activities	<div>0</div>	<div>1.61</div>	<div>5</div>	<div>4.55</div>	<div>0</div>	<div>0</div>
% of Completed Rental Disbursements to All Rental Commitments***	<div>0.00</div> %	<div>25.40</div> %	<div>5</div>	<div>80.69</div> %	<div>0</div>	<div>0</div>
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>0.00</div> %	<div>32.17</div> %	<div>7</div>	<div>67.01</div> %	<div>0</div>	<div>0</div>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<div>0.00</div> %	<div>58.50</div> %	<div>3</div>	<div>79.23</div> %	<div>0</div>	<div>0</div>
% of 0-30% AMI Renters to All Renters***	<div>0.00</div> %	<div>36.50</div> %	<div>3</div>	<div>44.47</div> %	<div>0</div>	<div>0</div>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<div>0.00</div> %	<div>97.50</div> %	<div>5</div>	<div>93.93</div> %	<div>0</div>	<div>0</div>
Overall Ranking:			In State: <div>8</div> / <div>9</div>		Nationally: <div>3</div> <div>1</div>	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<div>\$0</div>	<div>\$9,357</div>		<div>\$24,984</div>	<div>0</div> Units	<div>0.00</div> %
Homebuyer Unit	<div>\$20,135</div>	<div>\$24,717</div>		<div>\$14,192</div>	<div>97</div> Units	<div>29.90</div> %
Homeowner-Rehab Unit	<div>\$0</div>	<div>\$12,776</div>		<div>\$20,036</div>	<div>0</div> Units	<div>0.00</div> %
TBRA Unit	<div>\$7,431</div>	<div>\$6,337</div>		<div>\$3,164</div>	<div>227</div> Units	<div>70.10</div> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Guaynabo PR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$0	\$99,012	\$0
State:*	\$23,858	\$59,679	\$25,955
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.74

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	0.0	0.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.4

ETHNICITY:

Hispanic	0.0	100.0	0.0	99.6
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HOUSEHOLD SIZE:

1 Person:	0.0	28.9	0.0	4.4
2 Persons:	0.0	38.1	0.0	18.9
3 Persons:	0.0	21.6	0.0	36.6
4 Persons:	0.0	7.2	0.0	20.3
5 Persons:	0.0	3.1	0.0	14.1
6 Persons:	0.0	1.0	0.0	3.1
7 Persons:	0.0	0.0	0.0	0.4
8 or more Persons:	0.0	0.0	0.0	2.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	33.0	0.0	3.1
Elderly:	0.0	2.1	0.0	9.7
Related/Single Parent:	0.0	5.2	0.0	61.2
Related/Two Parent:	0.0	9.3	0.0	24.2
Other:	0.0	50.5	0.0	1.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Guaynabo






State: PR

Group Rank: 3
 (Percentile)

State Rank: 8 / 9 PJs

Overall Rank: 1
 (Percentile)

Summary: 5 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	0	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	0	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	0	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	5.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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